

**Subject:** Re: Historic Core Business Improvement District

**From:** Avak Sarafian

**Date:** 03/04/2016 05:53 PM

**To:** Blair Besten

Good Afternoon Blair,

It was nice meeting you today. I sent a message to Public Works asking them to review and approve the EBO EEO and SDO Exemption form.

Also, I have modified some parts of the contract to change the termination date and include 615 Spring Street in the scope of work.

The following is a list of changes: (Please see the enclosed PDF for additional information.)

Page 1 Recital E - now includes the 615 Spring Street parklet.

Page 2 Paragraph 1 - New contract termination date of 06/30/16

Page 2 Paragraph 2 - Contractor's Activities now include 615 Spring Street parklet

Page 3 Paragraph 5b - New Close Out Statement due date

Page 6 Additional of a new paragraph titled Prevailing Wage\*

\*This paragraph is inserted in every contract below \$25,000 when funds are allocated for construction projects.

If you have any questions about any of these changes, please call me at (213) 978-1087. I'll be in the Office on Tuesday.


Thanks,

Avak S.

(213) 978-1087

On Thu, Feb 25, 2016 at 12:02 PM, Blair Besten <[blair@historiccore.bid](mailto:blair@historiccore.bid)> wrote:

Okay I will reach out to Kevin. Thank you

	<p><b>Blair Besten</b> <i>Executive Director</i></p> <p>209-211 W 5th Street Los Angeles, California 90013</p> <p>p <a href="tel:213.488.1901">213.488.1901</a> c <a href="tel:213.700.9829">213.700.9829</a> <a href="http://HistoricCore.BID">HistoricCore.BID</a></p> <p>FOLLOW US ON: <a href="#">facebook</a> / <a href="#">twitter</a> / <a href="#">instagram</a></p> <p>24HR HOTLINE: <a href="tel:213.239.8336">213/239-8336</a></p>
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On Thu, Feb 25, 2016 at 11:56 AM, Avak Sarafian <[avak.sarafian@lacity.org](mailto:avak.sarafian@lacity.org)> wrote:

Good Morning Blair,

The LABAVN website only provides an email address with no number and no contact person. You may want to contact Council District 14 for assistance with finding someone at Information Technology Agency (ITA) who can assist.

Thanks,

Avak S.


[\(213\) 978-1087](tel:213.978.1087)

On Thu, Feb 25, 2016 at 11:47 AM, Blair Besten <[blair@historiccore.bid](mailto:blair@historiccore.bid)> wrote:

Yes, Avak that is true. However the form to fill out is not intuitive, as I said. No sense in filling out incorrectly and submitting, only to have it kicked back and delay further. You gave me an email with no contact person at [ITA.BAVN.org](http://ITA.BAVN.org) to reach out to for assistance with this -- after several attempts since December, I have still received no

response. I cannot finish without guidance.

Thanks

	<p><b>Blair Besten</b> <i>Executive Director</i></p> <p>209-211 W 5th Street Los Angeles, California 90013</p> <p>p <a href="tel:213.488.1901">213.488.1901</a> c <a href="tel:213.700.9829">213.700.9829</a> <a href="http://HistoricCore.BID">HistoricCore.BID</a></p> <p>FOLLOW US ON: <a href="#">facebook</a> / <a href="#">twitter</a> / <a href="#">instagram</a></p> <p>24HR HOTLINE: <a href="tel:213.239.8336">213/239-8336</a></p>
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On Thu, Feb 25, 2016 at 11:42 AM, Avak Sarafian <[avak.sarafian@lacity.org](mailto:avak.sarafian@lacity.org)> wrote:

Good Morning Blair,

I just checked the LABAVN system and could not find EBO or EEO documentation. There are two contract ordinance related requirements that must be fulfilled via the online Los Angeles Business Assistance Virtual Network (LABAVN) system at <http://www.labavn.org>.: Equal Benefits Ordinance and Equal Employment Opportunity. Please print and complete these forms and then resubmit them to the system. When this is done, let me know so that I can notify Public Works. They will review and approve these documents. If you have any questions about LABAVN, please contact the Information Technology Agency at [ITA.BAVN.org](http://ITA.BAVN.org).

Thanks,

Avak S.

[\(213\) 978-1087](tel:213.978.1087)

On Tue, Nov 17, 2015 at 4:39 PM, Avak Sarafian <[avak.sarafian@lacity.org](mailto:avak.sarafian@lacity.org)> wrote:

Hi Blair,

OK. Thanks. Let me know when the LABAVN docs are submitted so I can notify Public Works.


Avak S.

[\(213\) 978-1087](tel:213.978.1087)

On Tue, Nov 17, 2015 at 4:38 PM, Blair Besten <[blair@historiccure.bid](mailto:blair@historiccure.bid)> wrote:

The HCBID is the original name -- for some reason it was changed on the contract with the City back in 2008 to HDLABID while remaining officially and legally registered as the HCBID. Both are us.

Thanks

	<p><b>BLAIR BESTEN</b> <i>Executive Director</i></p> <p>209-211 West 5th Street Los Angeles, California 90013</p> <p>p <a href="tel:213.488.1901">213.488.1901</a> c <a href="tel:213.700.9829">213.700.9829</a> <a href="http://HistoricBID.com">HistoricBID.com</a></p> <p>24HR HOTLINE: <a href="tel:213.239.8336">213.239.8336</a></p>
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On Tue, Nov 17, 2015 at 4:35 PM, Avak Sarafian <[avak.sarafian@lacity.org](mailto:avak.sarafian@lacity.org)> wrote:

Hi Blair,

OK. It looks like the proof of insurance is OK. Please confirm whether the following are one and the same OR different organizations:

1: Historic **Core** Business Improvement District Property Owners Association, Inc.

2: Historic **Downtown Los Angeles** Business Improvement District Property Owners Association, Inc.

Also, don't forget to submit LABAVN docs.

Thanks,  
Avak S.  
[\(213\) 978-1087](tel:(213)978-1087)

On Tue, Nov 17, 2015 at 4:29 PM, Blair Besten <[blair@historiccore.bid](mailto:blair@historiccore.bid)> wrote:  
I'm comfortable with as is. The owners just want their reimbursement! ;)

**BLAIR BESTEN**

*Executive Director*

209-211 West 5th Street  
Los Angeles, California  
90013

p [213.488.1901](tel:213.488.1901)  
c [213.700.9829](tel:213.700.9829)  
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24HR HOTLINE: [213.239.8336](tel:213.239.8336)

On Tue, Nov 17, 2015 at 1:02 PM, Avak Sarafian <[avak.sarafian@lacity.org](mailto:avak.sarafian@lacity.org)> wrote:  
Good Afternoon Blair,

Should I send the contract back or would you like it to be presented to the City Attorney as is after the insurance and LABAVN docs are addressed?

Thanks,  
Avak S.  
[\(213\) 978-1087](tel:(213)978-1087)

On Tue, Nov 17, 2015 at 12:35 PM, Blair Besten <[blair@historiccore.bid](mailto:blair@historiccore.bid)> wrote:  
It always has been in the past. We have a contract with the city anyway. The officers also can sign but typically I have been the signatory.

Blair Besten  
Sent from my iPhone

On Nov 17, 2015, at 10:16 AM, Avak Sarafian <[avak.sarafian@lacity.org](mailto:avak.sarafian@lacity.org)> wrote:

Hi Blair,

If the Board Member has been granted authority by the Board to sign, then the Board member may sign. If no such authority exists, the City Attorney will determine whether one signature is sufficient when the contract is handed to her for review.

Thanks,

Avak S.  
[213-978-1087](tel:213-978-1087)

On Tue, Nov 17, 2015 at 10:02 AM, Blair Besten <[blair@historiccore.bid](mailto:blair@historiccore.bid)> wrote:  
Avak,

Do you know what kind of officer? We have a staff of two. Will a board member suffice?

Blair Besten  
Sent from my iPhone

On Nov 17, 2015, at 9:50 AM, Avak Sarafian <[avak.sarafian@lacity.org](mailto:avak.sarafian@lacity.org)> wrote:

Good Morning Blair,

I received the three contract duplicates today. The following items needs to be addressed:

1. The contract duplicates were only signed by one officer of the organization. The contract needs to be signed by two (2) officers of your organization. Please let me know if you'd like to pick up the contract duplicates from City Hall or if I should mail them to: 209-211 West 5th Street LA CA 90013.

2. Proof of Insurance - Proof of insurance on file in the City's track4la system begins on 05/01/15. However, the contract start date is 01/01/15. Proof of insurance for the entire time period of the contract is needed. Therefore, please have your insurance provider submit proof of General Liability insurance to cover 05/01/14 - 05/01/15. (See Form 146 - the last page of the contract for details.)

3. LABAVN - There are two contract ordinance related requirements that must be fulfilled via the online Los Angeles Business Assistance Virtual Network (LABAVN) system at <http://www.labavn.org>. I could not find either of the two items in the LABAVN system: Equal Benefits Ordinance and Equal Employment Opportunity. Please print and complete these forms and then resubmit them to the system. When this is done, let me know so that I can notify Public Works. They will review and approve these documents. If you have any questions about LABAVN, please contact the Information Technology Agency at [ITA.BAVN.org](mailto:ITA.BAVN.org).

If you have any questions, please call me at [\(213\) 978-1087](tel:213-978-1087).

Thanks,  
Avak S.